

023.A

0003

0019.2

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,041,400 / 1,041,400

USE VALUE: 1,041,400 / 1,041,400

ASSESSED: 1,041,400 / 1,041,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
21		TEEL ST, ARLINGTON

Legal Description		User Acct
		421072
		GIS Ref
		GIS Ref
		Insp Date
		04/16/20

OWNERSHIP

Unit #: 2

Owner 1: PONTON ERIC M	
Owner 2: URBANO-PONTON STEPHANIE	
Owner 3:	

Street 1: 21 TEEL ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 21 TEEL STREET LLC -

Owner 2: -

Street 1: 45 DUNHAM RD

Twn/City: BILLERICA

St/Prov: MA Cntry

Postal: 01821-1253

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1890, having primarily Vinyl Exterior and 2367 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8417																

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 8 - Condo TnHs.		Full Bath: 2	Rating: Very Good	A Bath:	Rating:	MASTER DEED. BK 74434 PG 97.																	
Sty Ht: 3 - 3 Story		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:																		
(Liv) Units: 3	Total: 3	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																		
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																			
Frame: 1 - Wood		OTHER FEATURES		1st Res Grid	Desc: Line 1	# Units 1																	
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Very Good	Level	FY LR DR D K FR RR BR FB HB L O																		
Sec Wall:	%	A Kits:	Rating:	Other																			
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																			
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																			
Color: WHITE				Lvl 1																			
View / Desir:				Lower																			
GENERAL INFORMATION				Totals	RMs: 7	BRs: 4	Baths: 2	HB: 1	UnSketched SubAreas: GLA: 2367,														
Grade: B - Good		CONDOS INFORMATION				REMODELING																	
Year Blt: 1890	Eff Yr Blt: 2019	Location:						RES BREAKDOWN															
Alt LUC:	Alt %:	Total Units:		Exterior:	No Unit	RMS	BRS	FL															
Jurisdct: G21	Fact: .	Floor:		Interior:	1	7	4																
Const Mod:		% Own: 50.000000000		Additions:																			
Lump Sum Adj:		Name:		Kitchen:																			
INTERIOR INFORMATION				Baths:																			
Avg Ht/FL: STD		Plumbing:																					
Prim Int Wal: 2 - Plaster		Electric:																					
Sec Int Wall:	%	Heating:																					
Partition: T - Typical		General:																					
Prim Floors: 3 - Hardwood		Total: 0.5 %																					
Sec Floors:	%	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 250.00					Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Subfloor:		Size Adj.: 0.75348544										GLA	Gross Liv Ar	2,367	186.470	441,372							
Bsmnt Gar:		Const Adj.: 0.98990101																					
Electric: 3 - Typical		Adj \$ / SQ: 186.469																					
Insulation: 2 - Typical		Other Features: 66328																					
Int vs Ext: S		Grade Factor: 1.33																					
Heat Fuel: 2 - Gas		NBHD Inf: 1.54999995																					
Heat Type: 15 - H.V.A.C		NBHD Mod:																					
# Heat Sys: 1		LUC Factor: 1.00																					
% Heated: 100	% AC: 100	Adj Total: 1046625																					
Solar HW: NO	Central Vac: NO	Depreciation: 5233																					
% Com Wal	% Sprinkled	Depreciated Total: 1041392																					
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:																							
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00	Before Depr: 384.41																		
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
												PARCEL ID 023.A-0003-0019.2				IMAGE							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc							
																							